

# WHS & HANMER SCHOOL BUILDING COMMITTEE

## MINUTES - REGULAR MEETING

### Monday August 27, 2012

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Steven Barry	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
<b>Liaison Present</b>	David Drake, Council Liaison	x		
	Mike Turner, Staff Liaison			x
	John Cascio, Bd. Of Education			x
<b>Staff Present</b>				
	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal	x		
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Administrative Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services	x		
	Andrew Komar, Asst. Principal	x		
	Sue Smith, Finance Director	x		
	Keith Rafaniello, Board of Ed	x		
<b>Guests Present</b>	Rusty Malik, Quisenberry Arcari	x		
	Ken Biega, O&G Construction			x
	Lorel H. Purcell, O&G Construction	x		
	Steven Collins, Consulting Engineering Services			x
	Brian Wetzal, Consulting Engineering Services			x
	Ron Quicquaro, Quisenberry Arcari			x

**Call to Order:** Chairwoman Fortunato called the meeting to order at 6:47 PM in the Lower Level Meeting Room of the Wethersfield Bd. of Ed.

**1. Public Comments: None**

**2. Approval of Minutes:** Motion by Dan Camilliere seconded by Peter Gardow to approve the minutes of August 13, 2012 meeting. All present voted in favor without corrections. Chairperson Fortunato asked that the minutes be spell-checked before they go out.

**3. Correspondence: none**

**4. Expenditures: none**

**5. Staff/Architect/CM Information:**

a. Architects Reports & Schematic Design Submission: The land use submission process is moving forward. The schedule has been revised based on anticipated approval of the surveyor and other services this evening. Survey should be completed within one month, then one additional month after that for the site plan documents to be finished. It will need

to go to P&Z, IWWC, and Design Review Committee, all pending on the approval of the surveyor at this meeting.

Rusty was asked at the last meeting to bring samples and pictures of school that had the metal panels on the buildings, he showed slides of different types of panels, from metal to masonry veneer. He showed a schematic of WHS with the metal panels; Chairperson Fortunato stated that the masonry veneer is something new to consider, she asked Lorel what her thoughts on the veneer, Lorel said it would be more costly, paying for looks, not functions.

Diane Fitzpatrick likes the design with the metal accents, but the corners of the gym being glass is a concern, Rusty said he was already looking into this.

Mr. Emmett commented his number one choice would be the masonry, but understands the cost restrictions.

The Committee is not opposed to use of metal panels, but to use them judiciously, and strategically.

Rusty spoke regarding the energy systems & approvals; they are looking at solar, co-generational, photo voltaic, and geothermal. The larger spaces will be heated using natural gas. Counselor Drake commented that co-generational is expensive and we do not have anyone to service it, which means we will need service contracts. Frank Dellaripa asked Rusty is we need it for LEED, Rusty didn't think so, just an added component.

Some issues that Rusty said needs to be resolved: Elevator at northeast staircase, asked O&G to look at it as an augment. He has concerns on how to connect all the levels. Exterior Walls, Exterior skin, and artificial turf were the other issues. The Artificial turf is not in the original project scope, but by the end of this project it will be the end of the turf's life expectancy. Chairman Fortunato will seek input from Town Council on this replacement. Jeff Bridges stated he will speak to the Town Attorney to see if bond money can be used to replace the field. Rusty suggested bidding it out at the same time.

Rusty spoke regarding the food service scope of the project; some equipment is out of date or not used. He spoke about using a scattered system instead of a line system. He will present more information at the next meeting.

Fred Bushey will schedule a meeting with NU and other Rebate Programs.

Rusty said moving forward they will be developing every aspect further, in the future will have models of the gym, auditorium, café, science lab, and a classroom.

**b. Construction Managers Report:** Lorel stated that there is nothing new with the schedule as of now.

## **6. Old Business (items with # to be distributed at meeting)**

**a. CM agreement:** Has been executed, will be available on GoogleDocs

**b. Committee Reports:**

Site Work/Construction – Frank let Rusty know that he will be available to go to with him to meet with the Surveyor. The Site Designer is waiting for the Surveying information.

Communications – Diane Fitzpatrick will be setting up a meeting with Tracey McDougal, Keith Rafaniello and Mike Emmett within the next week. Lorel Purcell will also meet with them.

The website will be updated with new information.

Mr. Emmett is getting good responses from people on the renovation posters at the schools, will need to have a couple of new ones, wanted to know if they can consolidate them, make the key points smaller.

Mr. Moore said that at Freshman Orientation, some parents were concerned about the phasing of the project, but excited and happy that their children will be able to get to use the new facility.

Technology/Furniture – Rusty is going to sit down with Tom Moore and Keith Rafaniello and go through the evaluations.

Energy – Energy meeting is on 9/13 at 3:30 p.m. in Meeting room at the Board of Ed.

Finance – Nothing to report

c. Instructions on IPAD use for meeting documentation distribution – Keith went through a short presentation on how to use the IPADS, including what programs are downloaded on them. Keith will continue to come to the meetings in case there are any questions/concerns.

## **7. New Business: (\*bid tabulations attached) – All Bids came in under budget.**

a. **Class A2 property & topo mapping** – Bid award to JL Surveying\* \$13,000 – Frank Dellaripa made a motion to accept JLSurveying, Ed Brymer seconded it, question was raised why was there a significant difference in price, the answer was they are a smaller firm and will make this their #1 priority. All present voted in favor.

b. **Geotechnical Engineering** – Bid award to GNCP Consulting Engr.\* - \$10,300 – Diane Fitzpatrick made a motion to accept GNCP Consulting, seconded by Dan Camilliere, all present voted in favor.

c. **Traffic Engineering Services** – Bid Award\* to Purcell Assoc. - \$10,500 – Diane Fitzpatrick made a motion to accept Purcell Assoc., seconded by Dan Camilliere. Peter Gardow asked the parameters for the study, is it how it effects the streets or the campus. Rusty responded they will look at both and at the event parking, capacity and if it's adequate.

d. **Test Boring for Closed Loop Heat Exchanger** – Bid Award\* to Sima Drilling Co. \$13,325 – Peter Gardow made a motion to accept Sima Drilling, seconded by Frank Dellaripa. Frank asked how many borings are there, only 1, they will drill the well and do the conductivity test to know how the soil will react. Lorel said 1 should be done, the corner one closest to the neighbors, it will be a real one and will be used in final design. All present voted in favor.

e. **Commissioning Agent Services** – Authorize Fin. Committee to shortlist, interview and recommend award to Town Council \*- Chairperson Fortunato is looking to the Committee for approval to have the Finance Committee shortlist the bids and make a

recommendation to the Town Council for approval. Ed Brymer made the motion seconded by Peter Gardow. Frank asked what the Commissioning Agent does. It is a State requirement to have them on board, they sit down with the facilities department and makes sure the owners are getting exactly what they want. All present voted in favor.

## **8. Other Business:**

a. Hanmer School Fire Alarm Project Status Report: Fred Bushey reported he received an email from the State regarding funding. The State needs the Town to show them where the money is in the budget for the FY 10/11. He had given them documents showing this, but they are looking for more. Fred will work with Sue Smith to get the documents the State is asking for so this project can move forward. Mr. Emmett stated that he had spoken with Fire Marshal Dignoti who had tested the alarm and told him it is functioning ok.

**9. Adjourn:** The next meeting will take place on Monday September 10, 2012, in the Town hall Community Room, located at ground floor of the Library.

Motion made by Peter Gardow, seconded by Dan Camilliere to adjourn. Meeting adjourned at 8:54 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

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Diane Fitzpatrick, Clerk

\*denotes items attached